

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JUNE 17, 2020

A meeting of the Planning Commission will be held **Wednesday, June 17, 2020, at 5:00 p.m.**, virtually via Zoom Webinar. Use the following link for online access:
https://us02web.zoom.us/webinar/register/WN_9h74qus8QR2G5SXhEw5fJg. To access via phone, dial 1 (312) 626-6799. When prompted, enter meeting ID# 850 9332 5180. **Call (843) 724-3788 if you are experiencing technical difficulties.** The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/pc one week prior to the meeting.

Public Comment Instructions:

Please use one of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, June 17th:

1. Request to speak or leave a comment via voice mail at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
2. Sign-up to speak or leave comments for the Planning Commission by completing the form a <http://innovate.charleston-sc.gov/comments/>;
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered:

APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission February 2020 meeting.

REZONINGS

1. **295 Calhoun St (Harleston Village – Peninsula) TMS # 4570202001** – approx. 2.1 ac. Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.
Owner: The Medical University of South Carolina (MUSC)
Applicant: Same as Owner
2. **1144 Folly Rd (McCalls Corner – James Island) TMS # 4251300031** – approx. 0.38 ac. Request rezoning from Single-Family Residential (SR-1) to Residential Office (RO) and Folly Road Overlay (FRO).
Owner: Linda M. Aydlette, Trust
Applicant: Linda M. Aydlette
3. **Maybank Hwy (Johns Island) TMS # 3130000043, 031, 306, 307, 034 & 035** – approx. 22.37 ac. Request rezoning from Single-Family Residential (SR-6), General Business (GB) and Maybank Hwy Corridor Overlay District in Charleston County (OD-MHC) to Planned Unit Development (PUD) South Station.
Owners: LMC, LLC; Pomona/Maybank, LLC; Bank of Walterboro; Pomona-Maybank, LLC; William Stephen Harris, Jr.
Applicant: HLA, Inc.

4. **276 Coming Street (Cannonborough-Elliottborough – Peninsula) TMS # 4600404003** – 0.07 ac. Request rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT).
Owner: Matthew Blake Lineberger
Applicant: Same as Owner

PROPERTY CONVERSION

1. **Jobee Dr (Ashleytowne Village – West Ashley) TMS # 3581600218** – approx. 0.196 ac. Request conversion of property designation from Common Area to Building Site. Zoned Diverse-Family Residential (DR-1) Classification.
Owner: MGB Invest, LLC
Applicant: Galina Bogatkevich

SUBDIVISIONS

1. **Oakville Plantation Rd (American Star – Johns Island) TMS# 3170000011, 055 & 089** – approx. 201.6 ac. 205 lots. Request one (1) year extension of subdivision concept plan approval. Zoned Rural Residential (RR-1) and Light Industrial (LI).
Owner: Keith Lackey, Et. Al.
Applicant: Synchronicity
2. **Broad and Barre St (St Mary's Field Residential and Park – Peninsula) TMS# 4570701030** – approx. 2.25 ac. 21 lots. Request subdivision concept plan approval. Zoned Limited Business (LB).
Owner: The Beach Company – Dan Doyle
Applicant: Forsberg Engineering & Surveying, Inc.
3. **Point Hope Pkwy (First Light Ph 4 – Cainhoy South) TMS# 2620000008** – approx. 22.9 ac. 26 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD) (Cainhoy).
Owner: Cainhoy Lumber & Timber, LLC
Applicant: Thomas & Hutton Engineering Co.
4. **4 Gadsden St (Harleston Village – Peninsula) TMS# 4570303001**—approx. 0.342 ac. 6 Lots. Request subdivision concept plan approval. Zoned Single- and Two-Family Residential (STR).
Owner: Ian Walker c/o Hank Hofford
Applicant: HLA, Inc.

ORDINANCE AMENDMENTS

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by replacing Part 16 (Cluster Development) of Article 2 (Land Use Regulations) with a new Part 16 (Conservation Development) and by adding relevant definitions to Sec. 54-120 of the Zoning Ordinance.
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of single affordable housing as a conditional use within multiple base zoning districts. **(As amended)**
3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definitions for half story, accessory building, and accessory dwelling unit, and incorporate provisions to permit accessory dwelling units within all base zoning districts in the City of Charleston.
4. To amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Section 54-505(c) pertaining to the exception for maximum allowed height for properties located in a special flood hazard area within the Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning districts.

ZONINGS

1. **340-342 Woodland Shores Rd (Woodland Shores – James Island) TMS # 3431100111, 112** – approx. 0.7 ac. Request zoning of Single-family Residential (SR-1) Zoned Single-family Residential (R-4) in Charleston County.
Owner: Jennifer Finger Krause
2. **513 Arlington Dr (Sylcope – West Ashley) TMS # 3100700090** – approx. 0.51 ac. Request zoning of Diverse-Residential (DR-1F). Zoned Mixed Style Residential (M-12) in Charleston County.
Owner: Vaughn Loeffler and Sylvia De Jong
3. **1384 Joy Ave (Orange Grove Estates – West Ashley) TMS # 3521000015** – approx. 0.45 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.
Owner: Gary H Seel and Hope E Seel
4. **230 Yates Ave (Riverland Terrace – James Island) TMS #3430500042** – approx. 0.24 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.
Owner: Elizabeth Lovett and David Stickel
5. **1837 Bentgrass Ct (Grimball Shores – James Island) TMS # 3340300023**– approx. 0.61 ac. Request zoning of Rural Residential (RR-1). Special Management District (S-3) in Charleston County.
Owner: David W Dunn Trust
6. **Nats Ct (Westside - Peninsula)** – approx. 0.10 ac. Request zoning of Diverse Residential (DR-2F). Currently unzoned right-of-way.
Owner: City of Charleston
7. **334 Folly Rd (Dogwood Park – James Island) TMS # 4240500030** – approx. 0.39 ac. Request zoning of General Business (GB) and Folly Road Overlay (FRO). Zoned Folly Road Corridor Overlay District (OD_FRC) in Charleston County.
Owner: John and Ellen S Clair
8. **Maybank Hwy (South Station – Johns Island) – TMS # 3130000306, 034 & 035** – approx. 5.52 ac. Request zoning of Planned Unit Development (PUD) (South Station). Currently zoned Maybank Highway Corridor Overlay District (OD_MHC) in Charleston County.
Owners: LMC, LLC; William Stephen Harris, Jr.
Applicant: HLA, Inc.

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and vice-chairperson to serve until January 2021.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.